

AN ORDINANCE **97973**

**AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT AND TENANT ADDENDUM WITH WINDSOR PARK MALL, L.L.C. FOR THE USE OF 1,500 SQUARE FEET AT WINDSOR PARK MALL FOR THE DISTRICT 2 CONSTITUENT OFFICE, RENT-FREE, BUT WITH THE PAYMENT OF (1) A ONE-TIME INITIAL CHARGE OF \$1,350.00 FOR FACILITY UPGRADE IN LIEU OF THE PAYMENT OF RENT, AND (2) \$180.00 PER MONTH FOR ELECTRICITY USE FOR A TWO YEAR TERM FROM AUGUST 15, 2003 THROUGH AUGUST 14, 2005; AND PROVIDING FOR A RENEWAL OPTION, OF TWO YEARS, SUBJECT TO CITY COUNCIL APPROVAL AND CONTINGENT UPON ANNUAL APPROPRIATION OF FUNDS, AS REQUESTED BY COUNCILMAN JOEL WILLIAMS.**

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**WHEREAS**, on May 3, 2003, Councilman Joel Williams was elected as the San Antonio City Council Member from District 2, and is in need of field office space in the District in which to conduct business and meet with constituents; and

**WHEREAS**, Councilman Williams located approximately 1,500 gross square feet at Windsor Park Mall for use and City staff has negotiated a rent-free Lease for two years, but with the payment of (1) a one-time initial charge of \$1,350.00 for facility upgrade in lieu of the payment of rent to be performed by the City's Public Works Department, and (2) \$180.00 per month for electricity use, and a renewal option of two years, subject to City Council approval and contingent upon annual appropriation of funds ; and

**WHEREAS**, the terms of this Lease are in the best interests of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or her designee is authorized to execute a two year Lease Agreement and Tenant Addendum between the City of San Antonio and Windsor Park Mall, L.L.C., as Landlord, for the use of approximately 1,500 square feet at Windsor Park Mall for the District 2 constituent office, as requested by Councilman Joel Williams, rent free with an exception of a one-time initial charge of \$1,350.00 for facility upgrade in lieu of the rent payment and \$180.00 per month for electricity use, with the term beginning August 15, 2003 and continuing through August 14, 2005, with a two-year renewal option, subject to City Council approval and contingent upon annual appropriation of funds. A copy of Councilman Williams' request is attached hereto as **Exhibit "A"** and a copy of said Lease, along with the Addendum, signed on behalf of the Landlord, is attached hereto as **Exhibit "B"**, both of which are incorporated herein verbatim for all purposes.

**SECTION 2.** Funds in the amount of \$1,350.00 are authorized to be encumbered in Fund 11-000000 (General Fund) in Index Code 680843 entitled "Maintenance and Repairs – Buildings and Improvements" for a one-time initial charge for facility upgrade in lieu of the payment of rent. Funds in the amount of \$180.00 are authorized to be encumbered in Fund 11-000000 (General Fund) in Index Code 640672 entitled "Gas and Electricity" and are made payable to Windsor Park Mall, L.L.C. for electricity use, in lieu of the payment of rent from September 1, 2003 through September 30, 2003, with no charge for the period from August 15, 2003 through August 31, 2003. Funding for the payment of the \$180 per month utility use for the remainder of the Lease term from - October 1, 2003 through August 14, 2005, is contingent upon annual budget appropriations.

**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocation to specific Index Codes and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This ordinance shall be effective on and after the 17th day of August, 2003.

**PASSED AND APPROVED** this 7th day of August, 2003.



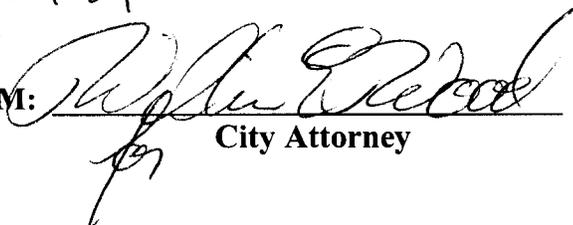
M A Y O R

EDWARD D. GARZA

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney